

**LEGAL NOTICE  
NOTICE OF HEARING  
ZONING BOARD OF APPEALS  
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, August 13, 2015 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The adjourned hearing of Dave & Michelle Hoelzl, 590 Columbia Avenue, Lancaster, New York 14086 for two [2] variances for the purpose of constructing an inground pool and fence on premises owned by the petitioners at 590 Columbia Avenue, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Columbia Avenue with an exterior side yard (considered a front yard equivalent) fronting on Kennedy Court. The petitioners propose to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on Kennedy Court.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three [3] feet in height. The petitioners, therefore, request a three [3] foot fence height variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 17A. (3) of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Columbia Avenue with an exterior side yard [considered a front yard equivalent] fronting on Kennedy Court. The location of the pool results in a twenty-five [25] foot east exterior side yard set back on Kennedy Court

Chapter 50, Zoning, Section 17A. (3) of the Code of the Town of Lancaster requires a thirty five [35] foot exterior side yard (considered a front yard equivalent) set back on

Kennedy Court. The petitioners, therefore, request a ten [10] foot east exterior side yard set back variance.

The petition of James and Stacy Wind, 1 Rose Street, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a six [6] foot high fence in a required open space area on premises owned by the petitioners at 1 Rose Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Rose Street with an exterior side yard (considered a front yard equivalent) fronting on St. Anthony Street. The petitioners propose to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on St. Anthony Street.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three [3] feet in height. The petitioners, therefore, request a three [3] foot fence height variance.

The petition of Deny & Aliesa Adelman, 1 Sterling Place, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a four foot six inch [4' 6"] high fence in a required open space area on premises owned by the petitioners at 1 Sterling Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting to the south on Sterling Place with an exterior side yard (considered a front yard equivalent) fronting to the east on Sterling Place. The petitioners propose to erect a four foot six inch [4' 6"] high fence within the required open space area of the exterior east side yard fronting on Sterling Place.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three feet in height. The petitioners, therefore, request a one foot six inch [1' 6"] east side yard fence height variance.

Signed \_\_\_\_\_  
JOHANNA M. COLEMAN, TOWN CLERK  
and Clerk to Zoning Board of Appeals